

# May 2004 Draft

## MU-2 Zone.

The MU-2 zone is designed to facilitate mixed-use development of higher density residential, commercial and office uses, in designated Community and Major Activity Centers, and all Transit Corridors. The MU-2 zone is not for use in a designated Neighborhood Activity Center.

(A) Permissive Uses:

1. C-2 permissive uses, except where noted below.
2. O-1 permissive uses.
3. R-3 uses.
4. Signs, as regulated in the C-2 zone.

(B) Conditional Uses:

1. Restaurant with Full-Service Liquor for On-Premise Consumption.
2. Package Liquor Sales for Off-Premise Consumption.  
Residential uses are required as an on-site component of these developments.

(C) Lot Size: No requirements.

(D) Setback: The following regulations apply to structures other than signs except as provided in Section 14-16-3-1 and Section 14-16-3-3 of this Zoning Code.

1. There shall be a front setback not to exceed 15 feet and a setback of 11 feet from the junction of a driveway or alley and a public sidewalk or planned public sidewalk location.
2. Where more than one building comprises MU-2 development, a minimum of 50% of the combined length of the ground level front-facing façades of all buildings must be placed within the front setback. If the site has three or more street frontages, this standard applies to only two frontages.
3. Where ground-level additions are proposed for existing MU-2 buildings, a minimum of 50% of the combined length of the ground-level front-facing façades of existing buildings and additions must be placed within the front setback.

4. In the event that a property is rezoned to MU-2 and has existing buildings that are not in conformance with the MU-2 front setback, any new buildings shall be placed so as to contribute to the 50% building façade front setback standard.
5. Side Setback: None.
6. Rear Setback: None.

(E) Height:

1. Structure height up to 80 feet is permitted at any legal location. The height of the structure above 26 feet shall fall within a 45-degree angle plane drawn from the horizontal at the mean grade along the southern boundary of a lot zoned specifically for houses. Exceptions to the above are provided in Section 14-16-3-3 of this Zoning Code, and for sign and antenna height, in division (A) of this section.
2. MU-2 development that exceeds 55 feet in height shall locate in Major Activity Centers, and may locate in Major Activity Corridors provided that Major Activity Corridor locations are identified in an Overlay Zone, a Rank 2 or a Rank 3 plan.
3. MU-2 development that does not include residential uses shall not exceed 26 feet in height.

(F) Density:

1. Where residential uses are a component of mixed-use development, the following maximum density standards apply:
  - 1 to 2 stories: maximum 36 dwelling units per acre.
  - 3 to 4 stories: maximum 72 dwelling units per acre.
  - 5 or more stories: density may exceed 72 dwelling units per acre.

(G) Off-Street Parking:

1. Off-street parking regulations for the MU-2 zone are consistent with Section 14-16-3-1 of this Zoning Code for non-residential uses. Parking reductions as stipulated in Section 14-16-3-1(D) of this Zoning Code apply to the MU-2 zone.
2. For residential uses, the off-street parking standard is one space per bath, not to exceed two spaces per unit. Residential parking spaces in MU-2 developments shall be reserved at all times for residential parking only.

3. For MU-2 development that includes residential uses, an additional reduction of 10% in non-residential parking from Zoning Code standards is permitted, provided the residential uses comprise a minimum of 20% of the gross floor area of the development.
4. For MU-2 sites located within a Metropolitan Redevelopment Area, where the Metropolitan Redevelopment Area site is within a designated Activity Center or Transit Corridor, an additional reduction of 10% in non-residential parking from Zoning Code standards is permitted for mixed-use development that includes residential uses. The residential uses must comprise a minimum of 20% of the gross floor area of the development.

(H) Building and Site Design Standards:

1. Building design shall include massing, height, and exterior element transitions to adjacent buildings, and create an emphasis on pedestrian scale at ground level. Exterior transition elements may include light fixtures, signage, murals, decorative relief, material changes, awnings, marquees, porticos, pediments, cornices, pilasters, columns, upper story open balconies, and similar architectural elements.
2. The area of a façade that adjoins a public sidewalk from the level of the finished floor to ceiling level shall provide a minimum of 40% of transparent area.
3. Usable open space in the form of common areas and pedestrian connections is required. The amount and design of usable open space shall be determined by the City, and shall be reflected in the submittals for site development plan for subdivision and building permit.
4. Commercial parking lots and structures shall integrate in design and placement with new and existing buildings.
5. Off-street parking, and a parking lot, is prohibited in the front setback area.
6. Landscaping shall be provided to establish design transitions between existing and new development. Landscaping shall be comprised of the following:
  - a. Trees, as required in the Street Tree Ordinance, for street landscape and/or for shade in outdoor gathering areas.
  - b. Landscape beds containing living plant materials. These beds may include ground-level tree planters with a minimum of 16 square feet of bed area, including the area under metal tree grates, and/or free-standing planters raised a minimum of 12 inches above grade with a minimum of 10 square feet of bed area.
  - c. Landscape buffers may be required between the site and adjacent uses as described in Section 14-16-3-10-E of this Zoning Code.

- d. Landscape requirements may vary from the 15% net lot area standard as described in Section 14-16-3-10-E of this Zoning Code.
- 7. On-site lighting shall be provided as follows:
  - a. Ground lighting for courtyard areas and pedestrian connections.
  - b. Vehicular parking area lighting consisting of light poles not to exceed 16 feet in height with full cut-off fixtures.
  - c. Wall-mounted lighting consisting of fully shielded, downlit fixtures.
- 8. Exterior fixed security bars are prohibited.
- 9. Development shall observe design sensitive to crime reduction and prevention through public surveillance (Crime Prevention Through Environmental Design, or CPTED principals).
- 10. Building and site design standards in the MU-2 zone shall observe applicable Overlay Zone development standards and policies.

(I) Application:

- 1. The Environmental Planning Commission shall review requests for a zone map amendment to the MU-2 zone. The application for a zone map amendment to the MU-2 zone shall include a site development plan for subdivision that addresses all design criteria in this zone. Upon approval, the Environmental Planning Commission shall delegate the site development plan for subdivision to the Development Review Board for final sign-off.
- 2. A single application for a zone map amendment to the MU-2 zone may be filed for contiguous properties. An application with contiguous properties may be filed by a representative property owner; the City may act as an agent for the property owners.
- 3. A site development plan for building permit is required for all development in this zone. The site development plan for building permit shall be submitted for review and approval by the Planning Director or designee following approvals of the MU-2 zone and the site development plan for subdivision by the Environmental Planning Commission and the Development Review Board.

(J) Review:

1. The MU-2 zone may be approved by the Environmental Planning Commission provided that the application demonstrates compliance with the policies of the Centers and Corridors component of the Comprehensive Plan by accomplishing at least two of the following:
  - a. Facilitates mixed-use development in designated Activity Centers and Transit Corridors, with a variety of commercial and office uses that may include residential uses and live/work opportunities, that supports transit, pedestrian, and bicycle use;
  - b. Blends MU-2 development with existing commercial and residential areas in designated Activity Center and Transit Corridor locations;
  - c. Promotes infill and redevelopment activity in the City's designated Activity Centers and Corridors;
  - d. Facilitates mixed-use development in Metropolitan Redevelopment Areas where these areas are located in designated Activity Centers and Transit Corridors.
2. For the purposes of determining compliance with the requirements of R-270-1980 regarding a zone map amendment, the MU-2 zone is a nonresidential zone.